



Connells

Church's Factory Duke Street
Northampton



Property Description

Offered to the market with the benefit of no onward chain, this exceptional two-bedroom apartment perfectly blends industrial heritage with modern living. Set in a highly sought-after factory conversion, the property retains its raw character through high ceilings, exposed structural beams, and beautiful exposed brickwork.

The heart of the home is the expansive, light-filled open-plan living area. Defined by its impressive, oversized factory-style windows and a delightful Juliette balcony, the space is flooded with natural light, creating an airy and sophisticated atmosphere perfect for hosting or relaxing.

The apartment features two generous double bedrooms, both offering ample space and unique industrial charm. The layout is completed by a contemporary bathroom suite and a well-appointed kitchen area that integrates seamlessly into the open-plan design.

For your convenience, the development includes lift access and secure gated allocated parking a rare and highly valuable feature so close to the town centre. Whether you are a professional needing easy access to the train station for a commute or a buyer looking for a stylish, turn-key property packed with character, this apartment is a must-view.



Entrance Hall

Enter via wooden fire door. Storage cupboard.

Kitchen / Lounge / Diner

Wall and base units. Worksurafces. Sink and drainer unit. Electric hob with hood over. Integrated appliance. Kitchen island. Double glazed window and double glazed door to the Juliet balcony. Two wall mounted electric radiators.

Bedroom One

Double glazed window to the front aspect. Wall mounted electric radiator.

Bedroom Two

Double glazed window to the front aspect. Wall mounted electric radiator.

Bathroom

Shower cubicle, wash hand basin and low level WC.

Parking

Allocated parking.









Ground Floor

Total floor area 84.6 m² (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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6 Wood Hill
 NORTHAMPTON NN1 2DA

EPC Rating: C

Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/NHT415029

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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